**Development Management - Delegated Officer Report**

**Application Number:** **AWDM/1457/15**

**Recommendation –** Approve

**Site:** 21 Erringham Road, Shoreham By Sea

**Proposal:** Demolition of existing garage and construction of single storey side extension with bay window.

**Date of site visit:** 17 November 2015

**Neighbours checked:** Y

**Additional neighbour notifications:** N

**Proposal, Site and Surroundings**
The application site relates to a 1930's semi-detached house located on the south side of Erringham Road, close to its junction with Mill Hill which is on the opposite side of the road. This is a predominantly residential area with a mix of dwelling types and designs in the immediate vicinity. The adjoining house has been extended to the side with a two storey extension aligning with the front wall of the house. The application site has an attached side garage which aligns with the front wall of the house.

Permission is sought for a 4 metre wide side extension, narrowing to approximately 3.2 metres as the site tapers towards the rear, maintaining 0.8 metre spacing to the side boundary. The extension would be approximately 6.1 metres in depth and has been designed with a bay window to its frontage. A flat roof with false pitch is proposed up to 3.6 metres in height.

**Relevant site history**
None relevant

**Consultations**
None

**Representations**
None

**Relevant Planning Policies**
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

**Planning Assessment**

**Visual amenity**
The two storey extension to the adjoining dwelling at No.23 has an unbalancing effect on this pair of otherwise generally matching semi-detached houses. Whilst the proposed extension would not redress the balance there

would be no significant harm caused as a result of a replacement extension albeit of differing design and size, to the balance of this pair. The bay window proposed would compete with the main feature bay window but given the overall scale of the extension it would not appear unduly dominant and having regard to the presence of other side extensions in the vicinity of the site it would not cause any significant harm to the visual amenities of the surrounding area.

Overall design and impact on the character of the area is considered acceptable subject to the use of matching materials.

**Residential amenity**
The main impact as a result of the extension would be to the occupiers of No. 19 to the east. No.19 has a side extension which comprises a garage at its frontage at ground floor level and no windows in the side elevation. The extension proposed to No. 21, therefore, although extending slightly deeper and wider than the existing garage would not have any significant impact on the amenities of the neighbouring occupiers in the manner proposed.

**Recommendation**

**Approve**
**Subject to Conditions:-**

1. Standard time limit 3 years
2. Matching materials
3. No side windows
4. Permission relates to approved plans:
   Drawing number PBP0389/01A entitled ‘Single Storey Side Extension’ deposited 25 November 2015
   Drawing number PBP0389/02 entitled ‘Site Location Plan’ deposited 5 October 2015
   Drawing number PBP0389/03 entitled ‘Block Plan’ deposited 5 October 2015

Informative:
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Is recommendation contrary to letter(s) of representation? N**

Case Officer: Rebekah Smith Date: 1 December 2015

Authorised by: Peter Barnett Date: 2 December 2015